



37 Shannon Crescent, Fairfield, TS19 7JG

We are acting in the sale of the above property and have received an offer of £123,250 on the above property.

Any interested parties must submit any higher offers in writing to the selling agent before exchange of contracts takes place.

Shannon Crescent has come to the market with NO FORWARD CHAIN and vacant possession with Smith and Friends Estate Agents. Offering a spacious lounge and kitchen. The bathroom has a power shower cubicle and is partially tiled, two double bedrooms and a summer room to the rear of the bungalow. Externally: cul-de-sac location, garage, driveway and gardens to the front and rear.

Shannon Crescent, Fairfield, Stockton-On-Tees, TS19 7JG

2 Bed - Bungalow

Chain Free £130,000

EPC Rating: D

Council Tax Band: C

Tenure: Freehold



Shannon Crescent, Stockton-On-Tees, TS19 7JG

HALLWAY

Radiator, wall lights and coved ceiling.

LOUNGE

17'5 x 11'10 (5.31m x 3.61m)

Double glazed window to front aspect, carpet, fire and surround, wall lights and radiator.

KITCHEN

8'7 x 10'4 (2.62m x 3.15m)

Double glazed window to side aspect, double glazed window to rear aspect, radiator, coved ceiling, carpet flooring and part tiling.

BEDROOM ONE

8' x 10'3 (2.44m x 3.12m)

Double glazed window to front aspect, carpet, radiator and coved ceiling.

BEDROOM TWO

11'10 x 9'9 (3.61m x 2.97m)

Double glazed window to rear aspect, carpet, coved ceiling, radiator and fitted wardrobes.

BATHROOM

7'2 x 6'3 (2.18m x 1.91m)

Double glazed window to side aspect, shower cubicle, vanity wash hand basin, vanity WC, heated towel rail, carpet flooring and tiling.

CONSERVATORY/SUMMER ROOM

Two double glazed windows to side aspect, double glazed patio doors to rear aspect, carpet.

GARAGE



For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Smith & Friends Estate Agents can recommend financial services, surveying, conveyancing and removal services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-58) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
		76
		58